

The Timbers Association
Policy Resolution #2021-01
Parking Rules and Regulations

1. Parking Space Assignment:

1.1 All parking tags are property of the Timbers HOA. They are provided for the exclusive use of the residence that they are assigned to and cannot be sold, rented or shared out for every-day use. Each homeowner will receive two parking tags to be displayed on the rear view mirror. One or both may be used for motorcycle parking. Garage owners who have their assigned parking space designated in their driveway will receive only one parking tag. Parking tags will be issued only if the owner's Association dues are current. All tags will be numbered and assigned to specific homes. Lost tags may be replaced for a charge of \$400.00 each.

1.2 Each home without a garage will be assigned a single parking space as near as possible to their home. A number corresponding to the address number shall be painted on the curb to designate the owner using the space. All other parking spaces will be available for use by any properly tagged vehicle under the following conditions:

The two tags provided per residence grant the opportunity to park up to two vehicles in the Timbers during the hours of towing enforcement. However, no resident should park in such a way that leaves their assigned space empty overnight on a regular basis. If you have one vehicle it shall be routinely parked in your assigned space during overnight hours. Conversely, if you have two vehicles, you can not routinely park both in unassigned spaces during overnight hours. This ensures that no single residence is taking up more physical spaces than vehicles they have parked on the property on a day to day, or routine basis.

Repeated infractions will be considered a violation of the parking policy and subject to enforcement remedies.

1.3 Owners are responsible for keeping their assigned parking space clear so curb markings designating the parking space are visible. Tampering with curb markings is prohibited. When removing snow, it must be placed in such a way that it does not obstruct streets, sidewalks, fire plugs, drains or adjacent unassigned spaces. Snow must be placed on unpaved common areas, but not near mailboxes or drains. In addition, unassigned/un-numbered spaces may not be held in reserve at any time through the use of any device – cone, chair, trashcan or the like.

1.4 All persons who park motor vehicles within the community shall position their vehicles as close to the center of the space between the painted lines as possible. Parking on the grass, against a yellow painted curb, on or over the painted lines which separate parking spaces, double parking, parking at an angle to the curb, and parking which blocks a sidewalk are prohibited. Violations may result in towing.

1.5 Owners who are current in their Association dues can apply for a third parking tag or weekly Visitor parking passes by paying a fee established by the Board of Directors. Third parking tags and visitor passes are limited in number and to specific areas of the property as determined by the Board (see attached map).

2. Timbers Motorcycle Policy

2.1 The Timbers HOA provides two options for motorcycle parking. One requires a permit and treats parking a motorcycle like any other vehicle. The second does not require a permit as long as other conditions are met.

2.2 Option One – Motorcycle Parking With a Permit: A resident may request a motorcycle permit as one of their two Timbers issued parking passes. A motorcycle with a permit may be parked overnight in any space.

2.3 Option Two – Motorcycle Parking Without a Permit: A resident may park a motorcycle in the Timbers without a permit. The motorcycle must be parked in a unit's reserved space behind or in front of a permitted vehicle. The combined length and width of the two vehicles can not exceed the maximum dimensions of vehicles defined in 3.1 below.

2.4 An unpermitted motorcycle may not be parked in the assigned space without another vehicle, while the resident parks two permitted vehicles in other spaces (effectively taking up three spaces). Unpermitted motorcycle privileges may be revoked as a result of this behavior.

2.5 As with all other vehicles - registration tags and inspection as applicable must be kept up to date or the vehicle must be removed from the property.

3. Restrictions: Parking spaces are designed and intended for licensed, motorized passenger vehicles only. **The following are not permitted in the Timbers:**

3.1 Mobile homes; trailers of any kind; school buses; vehicles used as a common carrier; boats; commercial vehicles or vehicles displaying advertising lettered thereon, or licensed as a for hire vehicle; vehicles with a length of over 19 feet or a width in excess of 7 1/2 feet; storage containers; construction materials. *(Commercial vehicles are also to be defined as those with pipes, tools, ladders or timber affixed for work purposes.)*

3.2 A commercial vehicle requested by a resident may park in the common area for the time necessary for such business, but in accordance with all other rules and not overnight.

3.3 Any stored vehicle, or any vehicle without a current license plate, state inspection sticker or a county property tax sticker, if required by the registering state, or otherwise inoperable.

3.4 Vehicles with a cover, unless an original, valid Timbers decal, license plates and inspection stickers, if required by the registering state, are visible.

3.5 No vehicle of any type, including motorcycles, mopeds or ATV's may be parked or driven on any unpaved common area. This includes front yards or sides of residences.

4. Vehicle Maintenance: Vehicle repair is not allowed in the common areas or in private driveways in such a manner as will be visible from neighboring property. Emergency repairs such as tire and battery changes are allowed.

5. Enforcement: The following vehicles are subject to towing without notice.

5.1 Any vehicle parked in the common area without a Timbers parking tag visibly displayed between 10 p.m. and 6:00 a.m. Car covers, if used, must be designed so that parking tags or passes are visible at all times.

5.2 Any vehicle parked in a parking space assigned to another home without permission of the owner.

5.3 Any vehicle parked by a curb that has been painted yellow.

5.4 Any vehicle parked in the common area so as (i) to obstruct the passage of other vehicles, or (ii) to obstruct a parking space in the common area or a private driveway, or (iii) to occupy more than one parking space.

5.5 Any vehicle without a current license plate, inspection sticker or county property tax sticker required by the registering state regardless of whether the vehicle displays a parking tag issued by the Association.

5.6 Any vehicle displaying a parking permit that has been forged, duplicated, reported stolen or lost, or altered in any other way.

6. Towing:

6.1 Any vehicle towed shall be towed at the expense of and at the risk of the vehicle owner.

6.2 Towing may be arranged by a member of the Board of Directors, neighborhood watch, the management company, or a parking committee member. When a vehicle is parked in a space assigned to another home without permission, towing may be arranged by an occupant of that home. Identification will be required by the towing company. Residents may call the towing company to report vehicles parked in their assigned space, as well as to report violations of sections 5.3 and 5.4.

6.3 Towing must be performed by a company under contract with the Board of Directors.

These rules and regulations for the parking of vehicles on Timbers property have been adopted and supersede all others. The effective date of this resolution is 15 July 2021.